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Map

Block

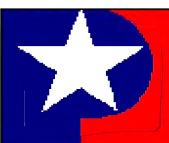
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,249,500 / 1,249,500
USE VALUE: 1,249,500 / 1,249,500
ASSESSED: 1,249,500 / 1,249,500



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GAFFEY ROSE M/TRUSTEE	
Owner 2: 7 PARK CIRCLE NOMINEE REALTY	
Owner 3: TRUST	

Street 1: 7 PARK CIRCLE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GAFFEY ROSE MARIE -

Owner 2: -

Street 1: 7 PARK CIRCLE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .437 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1895, having primarily Vinyl Exterior and 2976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19020		Sq. Ft.	Site		0	80.	0.52	9									792,480						792,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	19020.000	451,600	5,400	792,500	1,249,500		100777
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	451,600	5400	19,020.	792,500	1,249,500		Year end	12/23/2021
2021	101	FV	437,800	5400	19,020.	792,500	1,235,700		Year End Roll	12/10/2020
2020	101	FV	437,800	5400	19,020.	792,500	1,235,700		Year End Roll	12/18/2019
2019	101	FV	338,100	5700	19,020.	743,000	1,086,800		Year End Roll	1/3/2019
2018	101	FV	349,100	5700	19,020.	614,200	969,000		Year End Roll	12/20/2017
2017	101	FV	349,100	5700	19,020.	564,600	919,400		Year End Roll	1/3/2017
2016	101	FV	349,100	5700	19,020.	515,100	869,900		Year End	1/4/2016
2015	101	FV	329,700	5800	19,020.	505,200	840,700		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAFFEY ROSE MAR	67860-316		8/23/2016	Convenience		1	No	No	
GAFFEY EDWARD J	66981-122		3/25/2016	Convenience		1	No	No	
	12524-266		9/19/1973		48,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2013	632	Re-Roof	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
4/29/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Measured	372	PATRIOT
1/6/2000	Inspected	276	PATRIOT
11/22/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

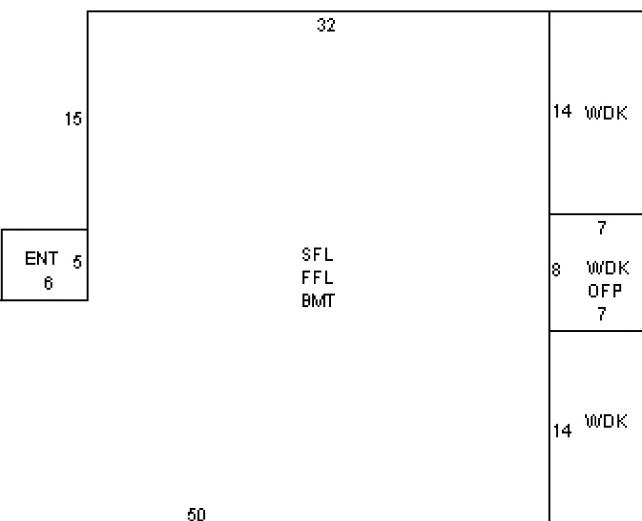
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	1 - Wood Shingl	10 %
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	CREAM	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1895
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	2 - Softwood
Sec Floors:	4 - Carpet 25 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:

AG - Avg-Good

26.

%

Functional:

%

Economic:

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Special:

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Override:

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